



Projections 2007 – 2035 Becoming a Network of Neighborhoods

Abstract: Focus on Napa County, Up Valley

Association of Bay Area Governments
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A Change in the Thinking About Growth

Due to new realities in traffic, jobs, population and communication, there has been a change in thinking from 'limited growth' to 'focused growth'. For the past 3 years it has been the policy of Bay Area planning agencies to be smarter and more efficient about planning for future growth rather than 'just saying no'. This means:

- focusing housing growth near transit and jobs,
- creating networks of neighborhoods instead of one center for all services, thereby creating more traffic,
- producing housing based upon new demographic facts instead of the traditional, now declining, concepts of family life.

The New Bay Area Regional Goals

- Support Existing Communities
- Make Housing More Available and Affordable
- Provide More Transportation Choices for All of Us
- Use Infrastructure and Land More Efficiently
- Protect the Natural Environment More Completely
- Encourage Social and Economic Equity Among All Classes of People

Research compiled by Association of Bay Area Governments, Bay Conservation and Development Commission, Air Resources Board, Metropolitan Transit Commission, Greenbelt Alliance, California Dept. of Finance.

New Realities: Population

- 7.1 million people now
- 8.1 million by 2020
- 9.0 million by 2035.
- 3.3 million more households.
 - Napa County: 16% more by 2035
 - Solano County: 39% more
 - Sonoma County: 19% more
 - There will be 40,000 more people in each city of Vallejo, Fairfield and Santa Rosa.
 - Many newcomers will commute to and from St. Helena.
 - Shortage of housing near work is the greatest single reason for traffic and high housing prices.

New Realities: Age

- Median age now: 36.5
- 2025: 40.9
- 2035: 42.5
 - those 60 years old will triple.
- 2030: Generation X retires.
- Most older people will be women,
 - 49.5% of ages 66-69 will be working fulltime, a 42% increase.
 - age 70+ -- 32% increase.

New Realities: Household Size

Due to:

- higher education levels,
- later and less marriage,
- more retired people,
- fewer children

1. The mean number of people at each address is now 2.7 and that will remain the same to 2035.
 - Napa County has 2.55 – 3rd lowest in the Bay Area.
 - Yountville has less than 2 persons per household.
 - We have many houses with 0.
2. Smaller dwelling units are in demand; that will remain.

New Realities: Diversity

- Statewide now, Caucasians are 50% and Hispanic, Asian, Pacific Islander and Other are 50%.
- By 2030, that will be true of every county in the Bay Area, including Napa.

New Realities: Available Land

- Napa County has 750 square miles.
- Only 20% is protected open space.
- We have potentially more buildable land than any other Bay Area counties. How much buildable land is determined by vote.

New Realities: Employment

Napa County has:

- Lowest unemployment at 3% - fewest jobs at 70,690.
- Lowest education level, 54% HS, 17% BA, 9.4% MA+.
- Lowest projection for job growth, 18%. The whole Bay Area has 40%. Sonoma County will have 56%. American Canyon the highest potential here.
- and we have a low 13% increase in the number who live and work here -- non-commuters. We can anticipate more commuters.

New Realities: Jobs-Housing Balance

- Napa County has a deficit of 6,474 fewer dwelling units than there are employed residents (workers who live and work in the same place; therefore, Napa County has a housing shortage).
- By 2035 the deficit in Napa County will be 13,170 dwelling units.
- Only Marin has a worse deficit.
- We can expect more traffic, more commuting, more need for public transit.

Therefore:

- There will be:
- More pressure for housing,
- More loss of open space,
- Higher prices,
- More traffic,
- Longer commutes,
- More difficulty in attracting/retaining employees,
- Overpayment for housing.
- More air pollution & CO2 emissions. 50% of CO2 comes from the roads. American per capita emission is 20 million tons/year now.

Why? Because:

- Since 2000, the Bay Area has under-produced housing by 4,000 units/year,
- Multi-family housing is only 1/3 of the region's total. Half of that is in the 3 biggest cities, few in Napa County.
- In 2000, 74.4% had 3 or fewer people in each unit.
- 25.8% had only 1 person.
- Transit Oriented Development (TOD) has not been a priority in the past; however in the future: 35% of new housing & 45% of new jobs will be along transit routes.

Recommendations for Communities:

Support development which is:

- Compact: 17 residents per acre supports transit.
- Transit-oriented (40% of riders live/work $\frac{1}{4}$ mile from transit.
Only 4% at $\frac{1}{2}$ mile from transit.)
- Support existing communities
- Resource conserving
- Socially equitable
- Affordable
- Near jobs.

And

Plan and Legislate for:

- Better public transit of all types.
- More local jobs and local self-sufficiency.
- Smaller housing and more multi-family units.
- The use of our land and infrastructure more efficiently by infilling.

We must acknowledge that social, environmental and economic change will continue to change our lives. Ignoring massive trends in the next 30 years will ultimately be damaging to our quality of life.

What's to be Gained?

- We will have better physical and mental health from less traffic and emissions.
- We will have a more stable economy.
- We will maintain a higher quality of life.
- We will retain a middle class and a diverse society.
- We will do our part to build a sustainable world.
- We will qualify for state & federal assistance.
- We will not be sued.
- Our City funds will go further.
- It is State mandated and penalties will become increasingly punitive.

If We Just Do Three Things:

- Develop in Existing Communities
- Develop Near Transit
- Develop Near Jobs

Then we qualify for



State Incentives – The Carrots

Funds available from Prop 1C, Prop 84 & MTC: proportioned by county for:

- Housing & infill \$ 850 mil
- Transit 300 mil
- Parks, Greening, Forestry 710 mil
- Planning Grants & Loans 90 mil
- MTC 135 mil

County meetings start in Jan.;
agreements and applications due in Oct.

State Legislation – The Stick

State-mandated Regional Housing Needs Allocation (RHNA):

- Napa County: 7,063 units allocated, 79% permit stage. 76% is constructed.

- St. Helena: 142 units (the least in the County, other than Yountville), 69% permitted, 65% constructed.

- St. Helena (1999-2006): low and moderate income housing:
 - \$ - 31 units, 0% permitted
 - \$\$ - 20 units, 0% permitted
 - \$\$\$ - 36 units, 0% permitted.

And a Bigger Stick

AB 32:

AB 32 directs the California Environmental Protection Agency to implement regulations for a cap on stationary sources of Green House Gas (GHG) emissions.

The bill requires that CAL/EPA develop regulations to reduce emissions with an enforcement mechanism to ensure the reductions are achieved, and to disclose how it arrives at the cap.

It also includes conditions to ensure businesses and consumers are not unfairly impacted by reductions.

Our Chances

- We are the least urbanized county
- With the least public transit
- The smallest in terms of jobs, population, etc.
- With growing pressure for growth from urban areas.

Our chances for much outside financial support are not high since we will have to compete for funds with those who have greater needs; therefore, it is highly likely that we will have to bear more responsibility than other counties for our problems.

So . . . The future looks like there will be more restrictions and more people but our excellent quality of life can be maintained and the economic forecasts are both positive and stable for all of the Bay Area.

However, each community will experience more pressure to share the impacts of growth, reduce emissions and support regional planning goals.

*If you're not at this table,
you're on the menu!*

Full copies of Projections 2007 can be obtained from ABAG online:
<http://store.abag.ca.gov/projections.asp> or by phone: 510-464-7900